



Planning &
Infrastructure

**State Environmental Planning Policy (Affordable Rental Housing) 2009
Certificate of Site Compatibility**

I, the Director General of the Department of Planning and Infrastructure, determine the application made by Mecone (on behalf of Fife Capital and St George Community Housing) on 9 July 2012 by issuing this certificate under clause 37(5) of the State Environmental Planning Policy (Affordable Rental Housing) 2009.

I certify that in my opinion, the development of the site described in Schedule 1:

- is compatible with the surrounding land uses, having had regard to the matters specified in clause 37(6)(b) only if it satisfies certain requirements specified in Schedule 2 of this certificate; and
- is not likely to have an adverse effect on the environment and does not cause any unacceptable environmental risks to the land.

S. Haddad

Director General

9/9/2012.

Date certificate issued:

Please note: This certificate will remain current for 3 years from the date of this certificate (clause 37(9)).

SCHEDULE 1

Site description:

The subject site is 27 Leeds Street, Rhodes, situated in Canada Bay LGA.

Project description:

The construction of up to 450 residential units, of which at least 50% would be used as affordable rental housing for 10 years, and associated car parking.

SCHEDULE 2

Application made by:

Mecone on behalf of Fife Capital and St George Community Housing

Requirements imposed on determination:

In accordance with Clause 37(7) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* (ARH SEPP), the development is required to satisfy the following requirements:

- (1) The applicant is required to demonstrate that the relevant objectives of the ARH SEPP have been met, as part of the master plan and any subsequent development application;
- (2) The development is to be configured to ensure that the amenity of surrounding residential areas is not adversely affected. Matters to be given particular attention include overshadowing and overlooking. Details of which should be included in a master plan and any subsequent development application;
- (3) The applicant is to investigate the introduction of a Green Travel Plan and reduction of on site car parking, details of which should be included in a master plan and any subsequent development application;
- (4) The applicant is to investigate extending Blaxland Road to the waterfront, details of which should be included in a master plan and any subsequent development application;
- (5) Public foreshore access should be provided on site, details of which should be included in a master plan and any subsequent development application; and
- (6) The applicant be required to prepare a thorough contextual analysis prior to lodging a new development application, demonstrating that the proposed change of use and scale on the subject land is compatible with the existing built form and functions of the surrounding industrial and residential zoned land, inclusive of, but not limited to, the Strategic Foreshore Site identified under Part 4 of *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.